

ITEM II

**DRAFT
MINUTES
NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
JULY 22, 2015 – 4:00 P.M.**

**Cumulative Attendance
May 2015 - April 2016**

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Steve Lucas, Chair	P	3	0
Ella Phillips, Vice Chair (dep. 5:23)	P	3	0
Jessie Adderley	P	2	1
Leann Barber	P	2	0
Sonya Burrows	P	3	0
Ron Centamore	P	2	1
Alan Gabriel	A	2	1
Camille Hansen	P	2	1
Mickey Hinton	P	1	2
John Hooper	A	2	1
Dylan Lagi	P	3	0
Scott Strawbridge	P	3	0
John Wilkes (arr. 3:56)	P	3	0

Currently there are 13 appointed members to the Board, which means 7 would constitute a quorum.

It was noted that a quorum was present at the meeting.

Staff

Bob Wojcik, Planner III
Fort Lauderdale City Commissioner Dean Trantalis
Jenni Morejon, Director, Department of Sustainable Development
Al Battle, Deputy Director, Department of Sustainable Development
Thomasina Turner-Diggs, CRA Project Coordinator
Lutecia Florencia, Clerk
Debbie Griner, Transportation Manager
Karen Mendrala, Livability Planner
Antoinette Butler, Public Works/Engineering Department
Jamie Opperee, Recording Secretary, Prototype, Inc.

Communications to City Commission

None.

I. Call to Order / Roll Call

Chair Lucas called the meeting to order at 3:36 p.m. Roll was called and it was noted a quorum was present.

II. Approval of Minutes from June 24, 2015 Meeting

III. Redevelopment Plan – Modifications Update

Ms. Hansen noted a correction to her attendance record.

Motion made by Ms. Hansen, seconded by Mr. Strawbridge, to approve the minutes [as amended].

Chair Lucas referred to p.3, paragraph 4 of the June 24 minutes, requesting clarification of the need for all funding requests to fit within the CRA Plan. Mr. Wojcik explained that the intent is for the Board to modify the CRA Plan to incorporate existing programs and projects that may not be clearly included in the current Plan as well as those programs and projects planned for fiscal year (FY) 2016. All items must be consistent with the CRA Plan's objectives to remove blight and assist in the redevelopment of the area.

Chair Lucas clarified that he wished to know if items that will come before the Board both today and at future meetings would be assumed to be included within the Plan. Mr. Battle stated that there were no items on today's Agenda that are not consistent with the existing CRA Plan: for example, although the Plan does not specifically address the Sun Trolley, it does support mass transit.

Mr. Battle continued that capital projects, such as neighborhood improvements, have also been found to be consistent with the CRA Plan in the past. He confirmed, however, that because the current CRA Plan has been in effect for several years, it will require modifications to make it more consistent with the types of projects the Board wishes to accomplish. He concluded that while Staff does not feel any projects brought before the Board either in the past or at today's meeting are inconsistent with the Plan, modifications to the Plan will be more specific with respect to these projects and programs, as well as others to be considered in the future.

Mr. Battle advised that Plan modifications typically take months to achieve; Staff's goal is to discuss the issue of modifications before the City Commission at the first available meeting and develop a schedule for implementation. He recalled that the most recent Plan amendment added community policing and wifi services, and took approximately three to four months to complete.

Jenni Morejon, Director of the Department of Sustainable Development, advised that modification of the CRA Plan is a two-tiered process: the first phase of planned

amendments will ensure that all projects that have been funded, completed, or are currently in a planning phase are included in the Plan. The second phase will take place in 2016, and will more fully amend and update the CRA Plan to consider the full life of the CRA over the next ten years. The length of the process is due in part to the requirements for public outreach and financial analysis, which must accompany any amendment to the Plan. She emphasized that the intent of the Plan is the elimination of slum and blight, to which all programmatic aspects of the Plan must be tied.

Mr. Strawbridge stated that he has reviewed the CRA Plans of other cities, which he felt provide much greater detail and focus in terms of their programs. He pointed out that while Staff may feel it is appropriate to provide funds to the Sun Trolley, another reading of the Plan points out that the CRA is not intended to support an ongoing government service, such as public transportation. He also referred to a specific legal opinion from Florida's Attorney General, which asserts that a CRA may not use funds to pay entities promoting tourism or providing socially beneficial programs.

Mr. Strawbridge concluded that this opinion raised concerns related to the Board's funding of the two requests on today's Agenda, and does not appear to be consistent with Staff's analysis that past projects and programs funded by the Board fit into the CRA Plan. He requested that Staff provide an opinion reflecting that these items are included in the Plan and why, and that they are also addressed by the Attorney General's opinion as referenced above. He did not feel comfortable supporting any items that were not accompanied by an affirmative opinion from Staff showing that they meet both the intent of the CRA Plan and State law.

Mr. Wojcik advised that there are three prohibitions affecting the use of CRA funds:

- Construction of administrative buildings;
- Public improvements scheduled pursuant to a previously approved project unless that project has been removed from the capital improvement program for three years;
- General government operating expenditures unrelated to the CRA Plan.

He added that the Attorney General's opinion is not part of the legislation governing CRAs. Unless prohibited by law, the Board must still act within its authority to carry out the CRA Plan. He concluded that he felt the Board was acting within its powers with regard to funding the items that are brought before it.

Mr. Strawbridge expressed concern that the Board has been advised by Staff that they may not take action on items not included in the Plan, and they are now being informed that they may act unless the action is specifically prohibited. Mr. Wojcik confirmed that while the Board should not take any action not included in the Plan, Staff is working to make any necessary amendments or corrections as soon as possible.

Jim Ellis, President of the Flagler Village Improvement Association, recalled that both the Board and the City Commission have approved funding for an ambassador program, which is now affected by the confusion about what is allowed under the CRA Plan. Mr. Battle explained that because this program is not specifically identified in the Plan, the Board may not provide this funding until the Plan has been modified accordingly. The previous Plan amendment addressing community policing was determined to need stronger language before it can cover the ambassador program. In addition, previous Board discussion of the ambassador program has led to the conclusion that the program should be implemented throughout the entire CRA rather than in one area. He concluded that the program may not be funded at this time.

In a voice vote, the **motion** to approve the June 24, 2015 minutes as amended passed unanimously.

The following Item was taken out of order on the Agenda.

VI. Flagler Village Civic Association – 2015/16 Funding Request

Chris Guidry, representing Atlantic Studios, explained that this entity is the operator of most events within Flagler Village, including Food in Motion and the Night Owl Market, within the past eight months. He estimated that a typical Food in Motion event draws 3000 to 4000 attendees for an evening, while the Night Owl Market attracts more than 10,000. He showed a PowerPoint presentation revisiting recent events and successes throughout the neighborhood, including the role played by these events in attracting visitors and new businesses, contributing to a safer environment, and creating a stronger sense of community.

Ms. Hansen explained that the funding request is for \$142,500 for 26 events. Over the past six months, there has been a significant increase in visitors to the community, as well as a decrease in criminal activity. She emphasized the importance of these events to the Flagler Village community.

Chair Lucas noted that \$40,000 has already been earmarked for the Association in the current budget; the request before the Board is for an additional \$102,500, which was moved from the capital budget to the operating budget by a previous budget amendment.

Mr. Battle recommended that Ms. Hansen recuse herself from moving or voting upon this Item, but confirmed that she may participate in discussion of it.

No motion was made regarding the Item.

Fort Lauderdale City Commissioner Dean Trantalis requested clarification that the Item before the Board was not in violation of the CRA Plan, but was not recommended by the

Board. Chair Lucas explained that although the Board declined to recommend this funding request, the original \$40,000 earmarked to the Flagler Village Civic Association would remain in the budget.

Mr. Strawbridge pointed out that there are no references to events or specific forms of transit in this Plan, and referred to the Attorney General's opinion mentioned earlier, which states that the CRA should not provide funds to nonprofit entities for event programming. He expressed concern that the CRA may not be operating as it was originally intended.

Mr. Battle explained to Commissioner Trantalis that many of the Board members share the opinion that because funding events is not specifically identified in the CRA Plan, it may constitute a problem until it is addressed through an amendment; he also recalled that during the Board's 2014 budget discussion, concerns were raised regarding the funding of events. He characterized this as a philosophical as well as a legal issue, as the CRA may be spending its dollars in a manner inconsistent with the CRA Plan. He reiterated that the Plan requires amendment in order to make some expenditures, including established events such as Light Up Sistrunk, more valid.

Vice Chair Phillips emphasized the need for Staff to take time to determine what amendments must legally be made before some Items may be approved. Mr. Wilkes reiterated that the Board was recently informed that they may not have been in compliance when funding various items in recent years, which led them to inform the City Commission that the CRA Plan should be amended as soon as possible. Chair Lucas clarified that the issue regarding Item VI was not whether or not events may be funded, but that the Board did not wish to recommend providing an additional \$102,500 in funding.

IV. TMA Sun Trolley NW Community / Neighborhood Link Funding Request

Tara Crawford, Interim Director of the Downtown Fort Lauderdale Transportation Management Association (TMA), showed a PowerPoint presentation to the Board. The Sun Trolley operates three routes within the CRA district: the Northwest Community Link, the Neighborhood Link, and the Downtown Link. Of the Sun Trolley's total 2014 ridership of over 500,000 passengers, these three routes account for 230,000. The Sun Trolley also provides special event service within the Northwest CRA, providing transportation to the Art Walk, Food in Motion, and Night Owl Market events in Flagler Village.

Karen Mendrala, Livability Planner with the Department of Transportation and Mobility, advised that the TMA's request is for \$261,612. This is an increase over the previous year in order to include the Downtown Link, which was not included in the 2014 request. The request is based on the percentage of the three routes operating within the CRA.

Mr. Wilkes asked to know the effect the extension of the Wave Modern Streetcar route would have on TMA services. Ms. Mendrala explained that expansion of the Wave would not have an effect on the overall Sun Trolley service, but would free up the trolleys in this area to be redeployed elsewhere. Chair Lucas characterized the Sun Trolley's routes as feeder routes for the Wave.

It was noted that as part of Fort Lauderdale's community bus system, the Sun Trolley is not allowed to duplicate any routes served by Broward County Transit (BCT), such as service to the Sistrunk Business District, although it does briefly travel some blocks of Sistrunk Boulevard. Ms. Burrows asserted that she did not feel services would be duplicated unless BCT also provided free service in this area. Mr. Wilkes advocated consideration of the TMA request as an alternative to expansion of the Wave streetcar.

V. Follow-Up Joint Workshop

a) Update on Progresso Village Streetscape

Mr. Wojcik noted that this project received \$50,000 in funding from the CRA, \$300,000 in additional funding from the Florida Department of Transportation (FDOT), and \$570,000 in City matching funds. Antoinette Butler, project manager, distributed a handout on this project, which extends from Sunrise Boulevard to Sistrunk Boulevard and 5th Avenue to Andrews Avenue. She noted that the project's budget was recently re-estimated at \$2.7 million. The project is still seeking \$1.8 million in funds for the balance of the project. The project team is considering different pricing alternatives and phasing of the work in order to complete the project before the grant expires on March 31, 2016.

Mr. Strawbridge asserted that this project fits within the CRA Plan, as it will make public infrastructure improvements. Mr. Battle reiterated that the project should begin an accelerated construction process in order to be completed before the expiration of the \$300,000 grant. He concluded that the Board will hear a request at a subsequent meeting to increase the project's funding once the costs have been determined.

Motion made by Mr. Strawbridge, seconded by Ms. Burrows, supporting [Staff] coming back and making a request. In a voice vote, the **motion** passed unanimously.

b) Update on Flagler Village Lighting

Mr. Wojcik recalled that a study of existing lighting levels, the costs of lamps, and installation and maintenance costs was done in 2014. He noted that some lights in the subject area are owned by the City, some by the County, and some by Florida Power & Light (FPL), which may present a coordination issue. Debbie Griner, Transportation Manager with the Department of Transportation and Mobility, advised that a meeting is scheduled between the Public Works Department, the Department of Transportation

and Mobility, and FPL. Both the Northwest and Beach CRAs have been identified as top priorities for the City, which means the City Commission will direct Staff to focus on certain projects within these areas.

Mr. Battle noted that the initial evaluation of the area was intended to identify whether lighting standards were considered to be low or high, or where additional lighting issues needed to be addressed; the next phase of the study determines which engineering concepts the Board wished to begin as capital projects. Some areas identified as being in need of upgrades are already underway, and the CRA is assisting some of these improvements through redevelopment funds. This means the footprint of where lighting infrastructure will be built is constantly shifting as more projects are begun. He advised that next steps will identify where lighting gaps exist.

Mr. Strawbridge pointed out that the CRA Plan does not address the need for lighting, and the Plan will need to be amended in order to continue this project. Mr. Wojcik reviewed the process for amending the CRA Plan, noting that a major update was implemented in 2001, followed by another amendment related to the annexation of Riverbend Corporate Park by the City and its inclusion in the Plan. A recent Plan amendment occurred in 2013 to add activities associated with community policing, wireless cameras, and public wifi.

Mr. Wojcik continued that once the Board recommends a Plan amendment to the CRA Board, a public hearing must be held, followed by approval of a resolution. Taxable entities are informed of this public process. The Plan is then presented to the County for review. He noted that County approval is required for any substantive changes to the CRA Plan, although "substantive" is not clearly defined. He concluded that the amendment process to incorporate previously approved projects may not be as lengthy as expected.

Vice Chair Phillips left the meeting at 5:23 p.m.

Ms. Griner advised that a natural starting place for the lighting project will be to revisit the recommendations made by the lighting study, determine where gaps and opportunities exist, and find out which improvements are within FPL's capacity to complete.

c) CRA Incentive Programs Discussion

Chair Lucas recalled that one issue discussed at the recent joint workshop with the CRA Board was how CRA dollars might be used more aggressively to incentivize greater density and residential housing in support of commercial development. Mr. Wojcik provided a list of the CRA's incentive programs so the members could review what has or has not been successful, and determine possible new incentives. Mr. Battle recalled

that there had been discussion of existing build-out incentive programs and how they could be amended or enhanced to make them more attractive.

It was suggested that the members review their information packets for further discussion at a subsequent meeting.

VII. Communication to CRA Board

None.

Ms. Hansen pointed out that with regard to her making a motion for Item VI, another Board member had been allowed to make a motion on a similar item at a previous meeting. Mr. Battle stated that he had recommended against her making this motion as she had participated in the presentation of the Item.

Ms. Hansen also requested clarification of whether the Board had felt it could not move to approve Item VI due to the need for CRA Plan amendment(s). Ms. Adderley responded that at a previous meeting, the Board was cautioned to reconsider granting CRA funds for special events, as this is not currently allowed by the Plan.

Ms. Hansen also requested confirmation of what the Mosaic Group hopes to achieve for the CRA, and whether their contract will be up for annual renewal. Mr. Battle advised that the Mosaic Group's contract is not tied to the fiscal year; they have been paid just over \$41,000 and their one-year contract provides renewal options. Ms. Morejon stated that after outreach to community stakeholders in neighborhoods along Sistrunk Boulevard, Progresso Village, and Flagler Village, it was determined that these neighborhoods are in need of branding. Work toward branding and imagery for these areas are currently underway.

Ms. Morejon continued that another area of focus is the re-branding or renaming of the entire CRA district in order to create a stronger brand destination and sense of place. A series of focus group meetings were proposed to have community representatives consider different ideas for rebranding.

The members reviewed some of the themes and logos presented at a recent focus group meeting, noting that none have been finalized thus far. Ms. Morejon noted that is difficult to develop a tag line or catchphrase that can encompass a large district such as the Northwest CRA. Mr. Lagi recommended that members of business associations in the area should be invited to participate in the focus groups, along with members of civic associations and the Greater Fort Lauderdale Chamber of Commerce.

VIII. Old / New Business (Retail Lease Track)

Mr. Strawbridge commented that the fight against slum and blight in Flagler Village appears to be succeeding, noting the recent development of studio apartments.

Mr. Centamore suggested that because increased property values could result in a tax windfall for the City, CRA funds could be provided to the Parks and Recreation Department to schedule and oversee special events.


IX. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 5:54 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]

ITEM III

DATE: August 26, 2015
TO: NPF-CRA Advisory Board
FROM: Jeremy Earle, AICP, ASLA, FRA-RA, Deputy Director 
SUBJECT: CRA Redevelopment Plan Update

This memo will hopefully serve to clarify some of the confusion that may have arisen from the last NPF CRA Advisory Board meeting regarding our program, projects and next steps.

Background

In accordance with Florida Statute (FS) 163, Part III, the redevelopment plan for the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA) was created in 1995. Per FS 163.361, a large-scale amendment to the NPF CRA Plan was conducted and approved by the City Commission in 2001. In 2002 a redevelopment plan revision for the expansion of the community redevelopment area boundary was undertaken.

The original plan and subsequent amendment in 2001 created a workable development program that identified certain projects, programs and initiatives that could be implemented within the 30-year life span of the NPF CRA. This workable program identified various community redevelopment programs and strategies that would form the basis for the redevelopment efforts of the Community Redevelopment Agency (CRA) in accordance with Florida Statute 163, Part III. Various activities and programs that were identified as a part of the 2001 redevelopment plan modification included Neighborhood Housing Improvement Programs, Neighborhood Infrastructure Improvement Programs, Sistrunk Corridor Improvement Programs, Northwest Commercial Revitalization Improvement Programs, Flagler Village RAC Area Improvement Programs and Targeted Project Areas.

These projects and programs provided the foundation for the improvements to public infrastructure, commercial improvement, and an increase to the quality of life within the NPF CRA over the past 14 years since the last major plan update.

A very minor amendment to the redevelopment plan was approved in 2013 by the City Commission and consisted of three specific items, the first of which is related to community policing innovation as defined in FS 163.340 and FS 163.360(3). These three amendments were:

1. A Community Policing Innovation Program which allowed for increased Fort Lauderdale Police Department enforcement activities. This program resulted in the creation of a new police substation on the Sistrunk Corridor.

2. The creation of a wireless surveillance camera system which would aid crime prevention activities within the redevelopment area.
3. The creation of a public Wi-Fi system which would provide a unique public digital amenity that would promote the redevelopment area as a great place to live and work.

As outlined by FS 163.360, 163.362(5), 163.370, the redevelopment plan for a community redevelopment area is the governing document for all redevelopment activities that occur within the community redevelopment area. If a project or program is not outlined in the redevelopment plan it cannot be undertaken by the Community Redevelopment Agency. Additionally, FS 163.370(3) includes language regarding the types of activities which cannot be paid for or financed by tax increment revenues.

In the summer of 2015 a thorough analysis of the existing NPF-CRA redevelopment plan was conducted by CRA staff. This analysis of the existing NPF-CRA plan which is primarily based on the 2001 modification revealed that approximately 90% or more of the roughly 35 projects or initiatives stated in the redevelopment plan had been either completed or substantially completed. A report to this analysis was provided to the NPF-CRA Advisory Board in June of 2015.

In order for any CRA to remain in full compliance with FS 163, Part III, it must ensure that any future programs and projects that are not expressly stated in the redevelopment plan are added to the redevelopment plan through a process that is outlined by FS 163.361 called a Redevelopment Plan Modification.

Due to the fact that there are numerous projects and programs that the community would like to propose and implement, but which are not contained in the NPF-CRA redevelopment plan, the NPF-CRA Advisory Board approved a motion to send a communication to the Community Redevelopment Agency Board with the recommendation the CRA Board "take steps to modify the CRA redevelopment plan as may be necessary."

Based on this recommendation by the NPF-CRA Advisory board, staff began to take the step necessary to begin the process of procuring an experienced consultant that could assist with modifying the existing redevelopment plan pursuant to FS 163.361, in order to ensure that all programs or projects for which tax increment revenue will be utilized, are expressly stated in the redevelopment plan. This will also help to guarantee that the NPF-CRA continues to remain in compliance with Florida Statutes until the CRA sunsets in 2025.

NPF-CRA Redevelopment Plan Modification

As stated previously, the NPF-CRA Advisory Board requested that CRA Board take the necessary steps to amend the redevelopment plan. Due to the fact that the NPF-CRA plan has not been completely modified in approximately 14 years, a full redevelopment plan modification that takes into account new projects and programs for the next 10 years of the NPF-CRA's life, could take approximately one year. This is due to the fact that all of the information in the existing redevelopment plan including projects, programs, demographics

and market information is extremely outdated.

Based on the information that has been provided in this memo, the proposed budget for the NPF CRA will be revised to reflect the reality that the redevelopment plan needs to be updated. Once the NPF CRA redevelopment plan has been modified, an amended budget for the CRA will be submitted to the NPF CRA Board for approval. The revised budget will also include an updated CIP.

As stated at the June 24th NPF-CRA Advisory Board meeting, staff is recommending that the redevelopment plan be amended in two phases.

1. Phase I would entail a "quick" update of the redevelopment plan, which would include a review of the existing plan, regulations, projects, operations, for general compliance with FS 163, Part III. This phase would also include amendments to the plan that reflect new projects and programs. This update to the redevelopment plan should be completed within **approximately 90 days (end of November, beginning of December)** from the time that the requisite agreements have been executed and a PO has been issued by the city.
2. Phase II would include a thorough update of the entire plan and should take approximately 8 months. This phase should begin immediately after the first phase is completed and will include a more detailed workable program, public outreach program, financial analysis, market analysis and other updates that should provide direction to the CRA for the next 5 years.

The contractual agreement for the initial plan modification was signed on August 12, 2015 by Mr. Feldman the CRA Executive Director. The consultant has begun their analysis and data collection. As a part of the public process the consultant will discuss the plan modification at the NPF CRA Advisory Board meeting on September 23rd. At that time they will solicit feedback from board members and the public

Please let me know if you have any questions.

CC: Jenni Morejon, Department Director
Susanne Torriente, Assistant City Manager
Lee Feldman, CRA Executive Director
DJ Williams-Persad, Assistant City Attorney



REINVENTING YOUR CITY

August 12, 2015

Fort Lauderdale Community Redevelopment Agency ("Client")
C/O Lee Feldman, Executive Director
914 NW 6th Street, Suite 200
Ft. Lauderdale, Florida 33311
Email: lfeldman@fortlauderdale.gov
Contact: 954-828-6589

AND

Redevelopment Management Associates, LLC ("Consultant")
C/O Kim Briesemeister, Principal
3109 East Atlantic Blvd., Suite B
Pompano Beach, FL 33062
Email: kim@rma.us.com
Contact: 954-695-0754

RE: Fort Lauderdale CRA Redevelopment Plan Update: Northwest-Progresso-Flagler Heights Area

Dear Mr. Feldman:

Redevelopment Management Associates, LLC (RMA) ("Consultant") is pleased to provide this letter related to consulting services to update the CRA Plan for compliance purposes for the Fort Lauderdale Community Redevelopment Agency ("Client"). The consultant's Principal and Staff have had a long standing professional relationship with the City of Ft. Lauderdale and CRA and already have institutional knowledge of key issues, opportunities and stakeholder perceptions.

Please review the background information below to ensure your goals are accurately reflected. Please also review the Scope of Services for content and compliance with your stated objectives. All services shall be performed as per this agreement and are subject to the terms and conditions herein. If you find these terms acceptable, please sign where indicated below and return one signed original to consultant for our files. Feel free to call me if you have any questions or clarifications in the scope.

Background

The City of Ft. Lauderdale adopted the original CRA Plan in 1995 and subsequently amended the document in 2001. Although there was a minor revision to the plan in 2013 to add three new initiatives, the plan has not been updated in quite some time. Although a major and thorough amendment is needed at some point in the future, the goal is to quickly and efficiently amend the plan to reflect current activity and ensure compliance with the CRA statute.

Scope of Services

1.0 Data Collection and Overview

1.1 Kick-Off Meeting/Scope Overview: Meet with City or CRA staff to outline assignment goals, receive project orientation, identify key City contacts and obtain any prepared data or existing studies.

1.2 Visual Survey: Tour and inspect the area to identify any major physical changes to the area since the 1995/2001 plan documentation.

1.3 Demographic Analysis: Obtain local demographic data as necessary regarding population, household income, employment centers and consumer expenditures.

1.4 Economic and Market Impacts: Work with CRA or City Planning staff to identify proposed development and vacant land where development might occur in the study area that may have a substantial impact on the financial condition of the Agency.

1.5 Development Regulations and Controls: Collect regulatory information to identify Development Regulations that are obsolete and no longer relevant to the Plan.

1.6 Compliance Review: Review projects, operations and documents for general compliance with Florida State Statute Chapter 163, Part III.

2.0 Community Outreach and Visioning

2.1 Public Visioning Meeting: Client shall initiate and Consultant will attend one public workshop or advisory meeting after the initial data collection process is complete to introduce and inform the public that a new plan will be forthcoming and identify the findings of the data collection. The meeting will collect input from the community on potential opportunities and desired goals.

3.0 Update the CRA Plan

CONSULTANT will provide the Client with a proposed update to the existing plan including strike thru and deletions for review. Because a complete rewrite of the plan is not part of this scope the existing format will not be modified. (It is recommended to reformat the document for future plan updates) The proposed plan update will include the following:

Section 1. Introduction and Background – Consultant will confirm that there are no inconsistencies with current operations of the Agency, or make amendments if necessary.

Section 2. Socio-Economic and Physical Conditions – Consultant will recognize progress and changes from the old plan to current conditions. A limited demographic analysis will be included for reference.

Section 3. Development Regulations and Controls- Consultant will identify which development regulations still apply to current operations and recognize any possible adjustments that may be necessary to accomplish redevelopment plan goals.

Section 4. Implementation Plan and Funding Program – Consultant will update the intergovernmental provisions within the Agency and City Hall to reflect current operations.

NOTE: Consultant will provide a Five-Year Finance Plan template to be used for the upcoming fiscal year. This value added product is being provided to assist the Client in financial reporting and documentation.

Section 5. Community Redevelopment Program and Strategies – Consultant will utilize the information gained from current operations, Advisory and staff meetings with staff, community outreach meeting and input from any other documents to reflect current projects and initiatives including strategies such as streetscape improvements, infrastructure improvements, marketing programs, incentives programs, public-private partnerships, land acquisition, business development programs, transportation initiatives, crime prevention strategies, community events and public art implementation, etc. (This section needs extensive revisions when the full plan amendment is conducted)

Section 6. Section 6 is missing from the last plan amendment. This section will be renumbered.

Section 7. Duration, Conformities, Modifications and Findings – Consultant will update any inconsistencies in this section.

Section 8. Other City Government Functions – Consultant will verify any amendments needed to this section to reach compliance.

Maps – No updates will be drafted to the existing maps

4.0 Plan Approval Process

4.1 Staff Meetings/Department Review Meetings: CONSULTANT will attend one (1) meeting with City and CRA staff to review the amendments and prepare the team for submittal to the regulatory entities.

4.2 Planning and Zoning Board (LPA), if required: CONSULTANT believes that while presenting to the Local Planning Agency is not a requirement in the FS 163 Part III, it is important to go through the voluntary process.

4.3 Plan Approval Process: The CRA Board will approve the Plan on two separate occasions. First, the Board will approve and vote to send the Plan to the Planning and Zoning Board (LPA) to determine its consistency with the City's Comprehensive Plan. Once the Plan returns to the CRA Board, then the Board will reaffirm approval and then direct the Plan to the City Commission with the request that it be adopted. CONSULTANT will prepare and present the plan at two of the four meetings during this process.

5.0 Compensation: The fee for services as described herein will be on a lump sum basis however additional services are available per the Schedule below. Requests for additional services exceeding \$500 must be approved by the Executive Director, authorized by the City Manager followed by the CRA Board of Directors.

Lump Sum Fee: \$24,500:


Principal	\$195.00
Senior Associate	\$175.00
Project Manager	\$145.00
Financial/Market Analyst	\$125.00
Senior Planner/Urban Designer	\$125.00
Associate Planner	\$100.00
Project Coordinator	\$ 85.00
Administrative Assistant	\$ 65.00
Print or other Materials (not to exceed) *not included in lump sum amount	\$2,000.00

6.0 Schedule: The Plan amendment process excluding governmental approvals will be completed within 90 days from execution of the contract. This Agreement will become effective upon execution and may be terminated by either party at any time. All rates, services and fees are based on an annual schedule effective as of the execution date of this Agreement and shall be renegotiated on an as needed basis. Invoices will be submitted upon completion of each task.

1.0	Data Collection and Overview.....	\$5000
2.0	Community Outreach and Visioning.....	\$2500
3.0	Update the CRA Plan.....	\$15,000
4.0	Plan Approval Process.....	\$2000

7.0 Work Authorizations: "Client" shall authorize all work requests and additional fees for services in writing or via email. "Consultant" shall confirm receipt of authorization via email prior to conducting any work.

Agreed an accepted by and between:



Kim Briesemeister
Principal
RMA, LLC

08/12/15
Date



Lee Feldman
Executive Director
Fort Lauderdale Community Redevelopment Agency

8/12/15
Date

DATE: August 7, 2015
TO: Jenni Morejon, Department Director
FROM: Jeremy Earle, Deputy Director
SUBJECT: Ambassador Program, CRA Redevelopment Plan Update and Next Steps

Background

In accordance with Florida Statute (FS) 163, Part III, the redevelopment plan for the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF CRA) was created in 1995. Per FS 163.361, a large-scale amendment to the NPF CRA Plan was conducted and approved by the City Commission in 2001. In 2002 a redevelopment plan revision for the expansion of the community redevelopment area boundary was undertaken.

The original plan and subsequent amendment in 2001 created a workable development program that identified certain projects, programs and initiatives that could be implemented within the 30-year life span of the NPF CRA. This workable program identified various community redevelopment programs and strategies that would form the basis for the redevelopment efforts of the Community Redevelopment Agency (CRA) in accordance with Florida Statute 163, Part III. Various activities and programs that were identified as a part of the 2001 redevelopment plan modification included Neighborhood Housing Improvement Programs, Neighborhood Infrastructure Improvement Programs, Sistrunk Corridor Improvement Programs, Northwest Commercial Revitalization Improvement Programs, Flagler Village RAC Area Improvement Programs and Targeted Project Areas.

These projects and programs provided the foundation for the improvements to public infrastructure, commercial improvement, and an increase to the quality of life within the NPF CRA over the past 14 years since the last major plan update.

A very minor amendment to the redevelopment plan was approved in 2013 by the City Commission and consisted of three specific items, the first of which is related to community policing innovation as defined in FS 163.340 and FS 163.360(3). These three amendments were:

1. A Community Policing Innovation Program which allowed for increased Fort Lauderdale Police Department enforcement activities. This program resulted in the creation of a new police substation on the Sistrunk Corridor.
2. The creation of a wireless surveillance camera system which would aid crime prevention activities within the redevelopment area.

3. The creation of a public Wi-Fi system which would provide a unique public digital amenity that would promote the redevelopment area as a great place to live and work.

As outlined by FS 163.360, 163.362(5), 163.370, the redevelopment plan for a community redevelopment area is the governing document for all redevelopment activities that occur within the community redevelopment area. If a project or program is not outlined in the redevelopment plan it cannot be undertaken by the Community Redevelopment Agency. Additionally, FS 163.370(3) includes language regarding the types of activities which cannot be paid for or financed by tax increment revenues.

In the summer of 2015 a thorough analysis of the existing NPF-CRA redevelopment plan was conducted by CRA staff. This analysis of the existing NPF-CRA plan which is primarily based on the 2001 modification revealed that approximately 90% or more of the roughly 35 projects or initiatives stated in the redevelopment plan had been either completed or substantially completed. A report to this analysis was provided to the NPF-CRA Advisory Board in June of 2015.

In order for any CRA to remain in full compliance with FS 163, Part III, it must ensure that any future programs and projects that are not expressly stated in the redevelopment plan are added to the redevelopment plan through a process that is outlined by FS 163.361 called a Redevelopment Plan Modification.

Due to the fact that there are numerous projects and programs that the community would like to propose and implement, but which are not contained in the NPF-CRA redevelopment plan, the NPF-CRA Advisory Board approved a motion to send a communication to the Community Redevelopment Agency Board with the recommendation the CRA Board "take steps to modify the CRA redevelopment plan as may be necessary."

Based on this recommendation by the NPF-CRA Advisory board, staff began to take the step necessary to begin the process of modifying the existing redevelopment plan pursuant to FS 163.361 in order to ensure that all programs or projects for which tax increment revenue will be utilized, are expressly stated in the redevelopment plan. This will ensure that the NPF-CRA continues to remain in compliance with Florida Statutes until the CRA sunsets in 2025.

Ambassador Program

At the May 21st NPF-CRA Advisory Board meeting, a funding request for professional services in an amount not to exceed \$250,000 was presented to the advisory board. The funding request was for new security services for the Flagler Village neighborhood in an area within which the NPF-CRA overlaps with the Downtown Development Authority (DDA). Currently the DDA has entered into an agreement with a company known as PSC Professional Security Consultants/DBA: Professional Security Concepts to provide security services to the Flagler Village community. These new security services are not associated with other crime prevention activities that are currently being undertaken by Fort Lauderdale Police Department, and are not expressly stated as an eligible redevelopment activity which can be paid for by the use of increment

revenues by the CRA Board.

In order to remain in compliance with FS 163 Part III, and enter into an agreement with the DDA to fund the Ambassador Program, the CRA Board would need to amend the NPF-CRA redevelopment plan in order to fund this program.

Furthermore, if it is anticipated that the Ambassador Program is to become an eligible program that the CRA Board wishes to fund until the agency sunsets in 2025, the CRA will need to procure the services of a company to provide the services by following all applicable City of Fort Lauderdale Procurement Process and Procedures. This could mean that the City of Fort Lauderdale would have to issue an RFP in order to ensure a competitive bidding process for these services.

If the City of Fort Lauderdale has to issue an RFP for these services, the entire process from the creation of the RFP to the approval of a company by the City Commission could potentially be 6 months, which is a standard time-frame that the City of Fort Lauderdale Finance Department provides.

NPF-CRA Redevelopment Plan Modification

As stated previously, the NPF-CRA Advisory Board requested that CRA Board take the necessary steps to amend the redevelopment plan. Due to the fact that the NPF-CRA plan has not been completely modified in approximately 14 years, a full redevelopment plan modification that takes into account new projects and programs for the next 10 years of the NPF-CRA's life, could take approximately one year. This is due to the fact that all of the information in the existing redevelopment plan including projects, programs, demographics and market information is extremely dated.

As stated at the June 24th NPF-CRA Advisory Board meeting, staff is recommending that the redevelopment plan be amended in two phases.

1. Phase I would entail a "quick" update of the redevelopment plan, which would include a review of the existing plan, regulations, projects, operations, for general compliance with FS 163, Part III. This phase would also include amendments to the plan that reflect new projects and programs. This update to the redevelopment plan should be completed within **90 days (end of November, beginning of December)** from the execution of the consultant agreements by the CRA Executive Director.
2. Phase II would include a thorough update of the entire plan and should take approximately 8 months. This phase should begin immediately after the first phase is completed.

CC: AI Battle, Deputy Director

ITEM IV



**CITY OF FORT LAUDERDALE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT**

DATE: August 26, 2015

TO: NPF-CRA Advisory Board

FROM: Jeremy Earle, AICP, ASLA, FRA-RA, Deputy Director 

SUBJECT: One-Year Contract for the creation of a Recruitment Program within the Northwest Progresso Flagler Heights Community Redevelopment Area. Retail Strategies Alabama, LLC – \$50,000

In the continuing effort to eliminate slum and blighting conditions in the NPF CRA staff recommends the approval of an agreement piggybacking the City of Lake Worth contract RFP 02-2015, in substantially the form attached, between the NPF CRA and Retail Strategies Alabama, LLC (Retail Strategies) for the creation of a market and feasibility study to develop a Retail Recruitment Plan for the redevelopment district for one year in an amount not to exceed \$50,000.

The NPF CRA Redevelopment Plan (Plan) allows the CRA to support activities that encourage small business development and encourage the expansion of employment opportunities. In addition, the 2014 Urban Land Institute Technical Assistance Panel report (TAP) completed for the Sistrunk Corridor, provided recommendations that the NPF CRA "create a retail recruitment program that includes efforts to develop a small mom and pop business program that provides services and products that visitors can experience and, in the process, learn what the Sistrunk Boulevard corridor is all about."

On May 19, 2015 the Lake Worth Community Redevelopment Agency (LWCRA) awarded a contract to Retail Strategies for the creation of a market and feasibility study to develop and execute a Recruitment Plan for the LWCRA. In accordance with CRA By-Laws Article 4 Section 4.3 "Purchasing Procedures" all purchases over \$25,000 must be approved by the CRA Chairman and Board of Directors and Pursuant to Section 2-181(7) Code of Ordinances of the City of Fort Lauderdale, the City may buy from another governmental entity's contract whereby such contract followed formal bid procedures of sealed written bids, public opening, and legal advertising. Contract RFP #02-2015 complies with Section 2-181(7) and CRA By-Laws Article 4-Section 4.3. This contract was awarded by the LWCRA for a one-year term commencing on June 8, 2015.

In accordance with the stated goals of the NPF CRA plan and the TAP report, Retail Strategies submitted a proposal to develop a market and feasibility study for the NPF CRA which would include: 1) identifying market retail trade areas using analysis of drive

time and foot traffic in the district's boundaries, 2) drawing competitive retail comparisons of surrounding areas, 3) providing a consumer attitude and behavior analysis; in order to develop tailored and specific retailer recruitment, strategic leasing plan and explain strategy for the district.

This retail recruitment plan will enable the NPF CRA to best utilize the retail, commercial and office properties available for development and revitalization to obtain the highest return on investment for the district.

The scope of services of the retail recruitment plan that Retail Strategies will develop includes:

- Development of marketing materials focused on retail development
- Identification and recommendations of retail prospects
- Recommendations for site locations for retail/restaurant companies
- Recruitment strategy for the NPF CRA

Attachment:

Exhibit 1 – Proposal to Complete Retail Recruitment Strategy for the NPF CRA



RETAIL STRATEGIES PROPOSAL TO:

Fort Lauderdale

Northwest–Progresso–Flagler Heights CRA

RETAIL RECRUITMENT

Prepared: July 2015

Pricing Valid Until: October 2015

PREPARED BY:
MATTHEW PETRO
ACCOUNT EXECUTIVE
RETAIL STRATEGIES, LLC
BIRMINGHAM, AL

**STRICTLY PRIVATE
AND CONFIDENTIAL**

Executive Summary

Retail attraction and retention is a primary goal for most communities across the country. In the past cities have spent valuable time and public funds to hire consultants for retail analysis, only to be left with research reports, a list of retailers, and limited guidance on the actual process of recruiting prospects to their community.

Robert Jolly and Mead Silsbee, brokers and developers in the Southeast, saw the opportunity to take their extensive commercial real estate experience to develop a holistic approach to retail recruitment for communities. Their vision is to provide a turnkey solution allowing communities access to retail real estate professionals who develop and execute a tailored strategic plan on behalf of their community.

To meet that goal, Retail Strategies has grown to a team of 30+ highly motivated and skilled retail real estate professionals from a variety of backgrounds including marketing, research, analytics, sales, communication and commercial real estate. Retail Strategies has offices in Birmingham, AL and Fort Worth, TX Retail Strategies is working with more than 115 communities in 23 States.

This model is both strategic and comprehensive. By combining research, analysis, a Strategic Retail Recruitment Plan, marketing materials, conference representation, and pro-active retail recruitment, our firm has helped these communities define and execute against specific opportunities.

The World of Retail is a dynamic and evolving market. Due to the nature of our business, Retail Strategies plans are fluid and evolve as needed for success. The Strategic Retail Recruitment Plan is a dynamic document and provides the baseline for the partnership. The plan identifies the state of retail in the community today and our partnership goals in the short and long term.

Following the presentation of the Strategic Plan the Retail Strategies team goes to work on your behalf recruiting both the retailers, and developers, who will be interested, and more importantly, successful in your community, creating tangible results for your residents.

The following pages of this document further define and explain our processes.

Team Description

Our Difference

Our team of 30+ professionals is unrivalled within the industry. We are unique in that we assign dedicated professionals to execute against the opportunities within your markets. The team skillsets, along with their roles and responsibilities, complement each other to create the desired results within your markets. Team roles include a Vice President of Retail Recruitment, Account Executive, Client Manager, Senior Retail Recruitment Coordinator, Junior Retail Recruitment Coordinator, Marketing Assistants, and a Data and Research Analysis Professional.

Our Commitment

We commit to our clients to:

1) Provide Progress Updates

- ✓ Every call, email, face-to-face meeting, or trade show meeting is logged and recorded to the Retail Prospect list and uploaded to Basecamp each month for your review.
- ✓ Interaction with the Client Manager, Retail Recruiters, and other members of your team will be ongoing and regular.

2) Perform Dynamically

- ✓ Our team will react to the rapidly changing retail environment throughout the course of the engagement
- ✓ Our focus is to daily identify newly announced expansions, closures, and relocations to position our clients appropriately.
- ✓ On-Demand Reporting

3) Provide Answers

- ✓ Provide feedback and direction on barriers to entry when retailers turn down a site
- ✓ Provide feedback and direction for entrepreneurial opportunities

4) Your Success is Our Goal

Fort Lauderdale Core Team

Built for You

The Core Team consists of marketing, research, and real estate professionals who will work hand in hand with you to identify and achieve results. Our firm has carefully devised a structure that can be implemented in to your community to provide tailored solutions to this unique engagement.

The Fort Lauderdale Core team consists of our Principals, Vice Presidents, Client Manager, Director of Retail Development, Retail Development Associate, Marketing Assistants, and Research and Analytics Specialists. The responsibilities of your Core Team encompasses all aspects of retail recruitment and the individuals working with Fort Lauderdale will each utilize their unique skill set to execute on behalf of the community.

Retail Strategies Team

Leverage

In addition to your Core Team, Retail Strategies puts connections made from a National perspective to work for your community. Investors, developers, and retailers are looking for the right sites Nationwide. We will get your market opportunities in front of the proper decision makers and make retail happen.

We Make Retail Happen



Our Process

Research:

- Identify Fort Lauderdale NPF CRA market Retail Trade Areas using political boundaries, drive times and radii and custom boundary geographies
- Perform Market & Retail GAP Analysis for each trade area (Leakage and Surplus)
- Provide Consumer Attitude and Behavior Analysis
- Conduct Retail Peer Market Analysis
- Competition analysis between Fort Lauderdale NPF CRA market trade area(s) and surrounding competitive communities
- Cannibalization Analysis (Distance Tolerance) for all recommended retail prospects between nearest existing locations and Fort Lauderdale NPF CRA
- Tapestry Lifestyles – Psychographic Profile of Trade Area / Market Segmentation Analysis
- Thematic Mapping and Aerial Imagery by trade area
- Retail Competitor Mapping/Analysis
- Market Maximization Summary and Strategic Leasing Plan
- Analysis of future retail space requirements in relation to the retail market analysis, the market's growth potential and trends in the retail industry
- Identification of Retail Prospects to be targeted for recruitment
- Retailer Recruitment and Execution of the Retail Strategic Plan
- Updates on Retail Industry Trends
- Custom On-Demand Demographic Research – Historical, Current, and Projected Demographics – to include market trade areas by radius/drive-time, and custom trade areas associated with Fort Lauderdale NPF CRA

Boots on the Ground Analysis:

- Identify/Evaluate/Catalog Priority Commercial Properties for Development, Re-development and higher and best use opportunities
- Identification of Priority Business Categories for Recruitment and/or Local Expansion
- Perform Competitive Analysis of Existing Shopping Centers and retail corridors

Retail Recruitment

- Pro-Active Retail Recruitment
- ICSC Representation
- Monthly Updates

Investment

Year 1

\$50,000

- Research Quantitative and In-Market Assessment of Real Estate Assets
- Access to BaseCamp
- Development of the Strategic Retail Recruitment Plan
 - Recruitment Strategy for New Retail and Restaurant Companies
 - Provide Identification and Recommendation of Retail Prospects
 - Recommendation of Site Locations for Retail/Restaurant Concepts
 - Development of Marketing Materials
 - Call List and Recruitment Updates
- Execution of Strategic Recruitment Plan
 - Working with local property owners, developers and real estate professionals in order to facilitate retail growth, including On Demand Research/Analysis
 - Outreach to retail prospects with continuous updating of Retail Prospect List
 - Representation at national and regional retail real estate conferences

Year 2 & 3

\$30,000

Retail Strategies, for year two and three of the engagement, will provide updated research and continue on-demand research reports/analysis.

- Updated quantitative research and on-demand research reports/analysis
- Updating of Strategic Retail Recruitment Plan
- Updating of Retail Prospect List
- Representation at national and regional retail real estate conferences
- Representation at national and regional retail real estate conferences


ITEM V



CITY OF FORT LAUDERDALE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT

DATE: August 26, 2015

TO: NPF CRA Advisory Board

FROM: Jeremy Earle, AICP, ASLA, FRA-RA, Deputy Director 

SUBJECT: August 26, 2015 – Northwest-Progresso-Flagler Heights (NPF) CRA Advisory Board Agenda – Proposed FY 2015-2016 Operating Budget and Capital Project Allocations

OVERVIEW

Florida State Statute 163, Part III calls for the CRA Board of Commissioners to formally adopt an operating budget by the end of the fiscal year, which runs from October 1, to September 30th of each year. Procedurally, the CRA budget is prepared and submitted as part of the overall City Budget approved by the City Commission, but it also necessary that the CRA Board take separate action in approving and authorizing all expenditures and transfers for the CRA budget. The proposed FY 2015-2016 Operating Budget and Capital Project Allocations for the NPF CRA are presented to the NPF CRA Advisory Board for review, comment and a recommendation in support of the expenditures identified.

BACKGROUND INFORMATION

On July 7, 2015, the proposed operating and capital investment plan budgets for the Fort Lauderdale Community Redevelopment Agency were submitted with the consolidated budget for the City of Fort Lauderdale. Based on information from the Broward County Property Appraiser, the estimated change in net taxable values estimated for the NPF CRA area tax increment financing district are projected to increase by 6.2% annually beginning FY 2017 – FY 2026 in the North Progresso Flagler Area.

In FY 2015-2016, TIF increased from \$5,758,431 to \$7,565,825 or by \$1,807,394 at 31.3%. A summarized detail of the projected TIF revenue has been provided as **Exhibit 1**.

OPERATING BUDGET OVERVIEW

A portion of the TIF revenue generated will be used for the operational budget proposed for the NPF CRA for the upcoming year. The total operating expenditures budget for the agency includes salaries, wages, fringe benefits, services, materials, other operating

expenses along with transfers out to special obligations and debt. Personnel expenditures decreased by 6.1%, and services and materials have also decreased by 30.9%. Annual payment on the WAVE loan obligation increased transfers out to debt to \$582,531 proposed in FY 2016. A copy of the FY 2016 Proposed Budget Summary is attached as **Exhibit 2**.

CAPITAL INVESTMENT PLAN ALLOCATIONS

Staff recommends funding allocations from TIF revenue in the amount of \$5,883,665 and transferring \$305,370 from available Fund Balance for a total of \$6,189,035. This includes allocations designated for incentive programs and initiatives which will be outlined in the amended CRA plan proposed by December 2015. Other proposed allocations include funding for a number of projects such as the Flagler Village Lighting, Sistrunk Enhancement PH II – Underground Utilities, Progresso Neighborhood Improvements, Sistrunk off-street Parking and additional funding for community-driven initiatives.

RECOMMENDATION

Staff recommends the NPF CRA Advisory Board approve the operating budget and capital project allocations for the Northwest-Progresso-Flagler Heights Community Redevelopment Area for fiscal year 2015-2016.

Attachments:

- Exhibit 1: Projected TIF Revenue
- Exhibit 2: FY 2016 Proposed Budget Summary
- Exhibit 3: Proposed CIP Funding Allocations

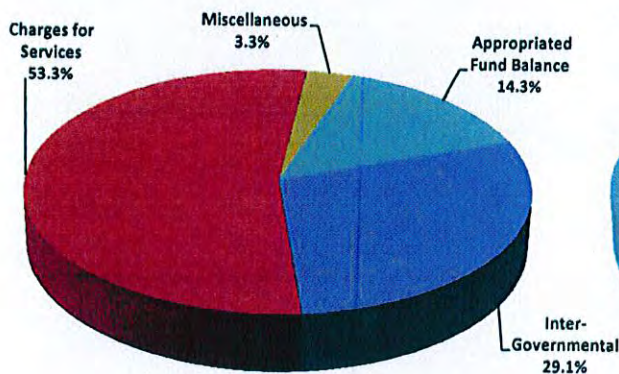
Fort Lauderdale North West Flagler Progresso
FY 2016 Proposed Budget Summary
 July 2015 Estimates

Revenue Sources	FY 2015	Proposed FY 2016
Tax Increment Revenue (TIF)		
City of Fort Lauderdale	2,009,481	2,672,615
Intergovernment	3,748,950	4,893,210
Appropriated Fund Balance	3,506,661	1,317,281
Total Tax Increment Revenues	\$ 9,265,092	\$ 8,883,106
<i>Other Revenues</i>		
Miscellaneous	168,388	304,049
Other Sources - excludes one time Wave Payment \$7.5M	-	-
Total Sources	\$ 9,433,480	\$ 9,187,155
<i>Expenditures</i>		
<i>Operating Budget</i>		
Personnel Expenditures	748,501	702,967
Operating Expenditures	2,817,107	1,946,376
Transfer out for Special Obligation		71,616
Transfer out for Revenue Bonds		582,531
Total Operating Expenditures	\$ 3,565,608	\$ 3,303,490
Capital Outlay Projects		
Funds Available for CIP Projects	5,867,872	5,883,665
Total Uses	9,433,480	9,187,155
	-	-

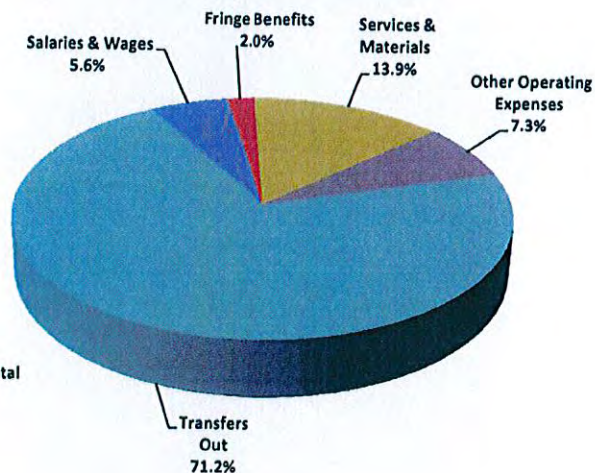
Community Redevelopment Agency NW Progresso Flagler Heights Area Fund

	FY 2014 Actual	FY 2015 Amended	FY 2015 Estimate	FY 2016 Proposed	FY 2015 Amended vs. FY 2016
REVENUES					
Taxes	\$ 1,834,508	2,009,481	2,009,481	2,672,615	663,134
Intergovernment Revenue	3,422,389	3,748,950	3,748,950	4,893,210	1,144,260
Miscellaneous	35,798	168,388	168,388	304,049	135,661
Other Sources	-	7,947,068	7,947,068	-	(7,947,068)
Appropriated Fund Balance	629,727	3,506,661	2,524,267	1,317,281	(2,189,380)
Total Revenues	5,922,422	17,380,548	16,398,154	9,187,155	(8,193,393)
OTHER RESOURCES					
Prior Year Operating Balance/Reserves	3,841,548	334,887	1,317,281	-	(334,887)
Total Other Resources	3,841,548	334,887	1,317,281	-	(334,887)
Total Resources Available	9,763,970	17,715,435	17,715,435	9,187,155	(8,528,280)
EXPENDITURES					
Salaries & Wages	417,237	533,722	398,934	518,082	(15,640)
Fringe Benefits	177,820	214,779	149,805	184,885	(29,894)
Services & Materials	648,347	2,138,423	1,471,664	1,274,772	(863,651)
Other Operating Expenses	319,245	8,529,321	8,413,448	671,604	(7,857,717)
Transfer Out to Capital Projects	4,317,061	5,867,872	5,867,872	5,881,784	13,912
Transfer Out to Special Obligation	42,712	34,262	34,262	71,616	37,354
Transfer Out to Tax Increment Revenue Bonds	-	62,169	62,169	584,412	522,243
Total Expenses	5,922,422	17,380,548	16,398,154	9,187,155	(8,193,393)
OTHER USES					
Year End Balance	3,841,548	334,887	1,317,281	-	(334,887)
Total Other Uses	3,841,548	334,887	1,317,281	-	(334,887)
Total Resources Allocated	\$ 9,763,970	17,715,435	17,715,435	9,187,155	(8,528,280)

FY 2016 Proposed Revenues



FY 2016 Proposed Expenses



Northwest Progresso Flagler Heights Community Redevelopment Area (CRA)
Revenue Projection 8/18/15

Note: FY 2015 Operating Budget excludes the one time payment for the Wave North Loop.

	Revenues FY 2017 - FY 2026 Projected at 6.2% Increase												6.20%
	Budget FY 2015	Proposed FY 2016	Projected FY 2017	Projected FY 2018	Projected FY 2019	Projected FY 2020	Projected FY 2021	Projected FY 2022	Projected FY 2023	Projected FY 2024	Projected FY 2025	Projected FY 2026	Total Projected Revenue
Sources:													
Tax Increment Revenue (TIF) (6.2% Annual Incr)													
City of Fort Lauderdale	2,009,481	2,672,615	2,838,317	3,014,293	3,201,179	3,399,652	3,610,430	3,834,277	4,072,002	4,324,466	4,592,583	4,877,324	\$ 42,446,620
Broward County	2,652,548	3,540,504	3,760,015	3,993,136	4,240,710	4,503,634	4,782,860	5,079,397	5,394,320	5,728,767	6,083,951	6,461,156	56,220,997
North Broward Hospital District	857,828	1,035,530	1,099,733	1,167,917	1,240,328	1,317,228	1,398,896	1,485,628	1,577,736	1,675,556	1,779,441	1,889,766	16,525,587
Children's Services Council	238,574	317,176	336,840	357,725	379,903	403,457	428,472	455,037	483,249	513,211	545,030	578,822	5,037,496
Appropriated Fund Balance	3,506,661	1,317,281	-	-	-	-	-	-	-	-	-	-	4,823,942
Total Tax Increment Revenues	9,265,092	8,883,106	8,034,906	8,533,070	9,062,120	9,623,972	10,220,658	10,854,339	11,527,308	12,242,001	13,001,005	13,807,067	\$ 125,054,643
Other Revenues - Alt. Funding Sources													
Earned Interest	168,388	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	\$ 333,388
Charges to Other Funds		289,049	289,049	289,049	289,049	289,049	289,049	289,049	289,049	289,049	289,049	289,049	3,179,539
Total Other Revenues	168,388	304,049	304,049	304,049	304,049	304,049	304,049	304,049	304,049	304,049	304,049	304,049	\$ 3,512,927
Total Sources	9,433,480	9,187,155	8,338,955	8,837,119	9,366,169	9,928,021	10,524,707	11,158,388	11,831,357	12,546,050	13,305,054	14,111,116	\$ 128,567,570
Uses:													
Operating Budget													
Personnel Expenditures (6% Annual inc.)	748,501	702,967	745,145	789,854	837,245	887,480	940,728	997,172	1,057,002	1,120,423	1,187,648	1,258,907	\$ 11,273,072
Office Operating Expenditures (2% Annual Incr)	2,817,107	1,946,376	1,985,304	2,025,010	2,065,510	2,106,820	2,148,956	2,191,936	2,235,774	2,280,490	2,326,099	2,372,621	26,502,003
Transfer out for Special Obligation		71,616	71,616	71,616	71,616	71,616	71,616	71,616	71,616	71,616	71,616	71,616	787,776
Transfer out for Revenue Bonds		582,531	858,047	858,047	858,047	858,047	858,047	858,047	858,047	858,047	858,047	858,047	9,163,000
Total Operating Expenditures	3,565,608	3,303,490	3,660,111	3,744,526	3,832,418	3,923,963	4,019,348	4,118,771	4,222,440	4,330,575	4,443,410	4,561,191	\$ 47,725,850
Capital Outlay - Projects:													
Funds Available for CIP Projects	5,867,872	5,883,665	4,678,843	5,092,593	5,533,752	6,004,058	6,505,359	7,039,617	7,608,917	8,215,475	8,861,644	9,549,925	\$ 80,841,720
Total Uses	9,433,480	9,187,155	8,338,955	8,837,119	9,366,169	9,928,021	10,524,707	11,158,388	11,831,357	12,546,050	13,305,054	14,111,116	\$ 128,567,570
Revenue in Excess of Expenditures													
	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

City of Fort Lauderdale**Proposed FY 2016-FY 2020 Community Investment Plan**

Project #	Project Title	FY 2016
P12097	New Carter Park Senior Center	1,224,000
P12096	Sistrunk Enhancement PH. II - Undergrounding	250,000
P11486	Progresso Neighborhood Improvement	432,000
P11987	Mizell Center Upgrade	500,000
P11740	InFILL Housing Contributions	150,000
P12095	Flagler Village Grant Program	1,168,469
P10150	Business Incentives	1,196,866
P10665	General Façade Program	500,000
P11990	Community Initiatives Project	100,000
FY20160397	Off-Street Parking	250,000
FY20160372	Lighting-Provident Park	167,700
P11986	NPF CRA Street Improvement Grant	250,000
		\$ 6,189,035